

**APPENDIX A – CUMULATIVE PROJECT LIST**

<b>Project</b>	<b>Proposed Land Uses</b>	<b>Location</b>	<b>Determination/Status</b>	<b>Discretionary Actions</b>
Back Bay Landing	Request for legislative approvals to accommodate the future redevelopment of a portion of the property with a mixed-use waterfront project. The Planned Community Development Plan would allow for the development of a new enclosed dry stack boat storage facility for 140 boats, 61,534 square feet of visitor-serving retail and recreational marine facilities, and up to 49 attached residential units.	300 E. Coast Highway Generally located at the northwesterly corner of east Coast Highway and Bayside Drive	Application submitted. EIR is underway	<ul style="list-style-type: none"> <li>• General Plan Amendment</li> <li>• Coastal Land Use Plan Amendment</li> <li>• Planned Community Development Plan</li> <li>• Lot Line Adjustment</li> </ul>
Balboa Marina Expansion	City of Newport Beach Public Access and Transient Docks and Expansion of Balboa Marina <ul style="list-style-type: none"> <li>• 25 boat slips</li> <li>• 20,000 SF restaurant</li> <li>• 15,000 SF marine commercial</li> </ul>	201 E. Coast Highway	Application has not yet been submitted.	
Old City Hall Complex Redevelopment	General Plan Amendment, Coastal Land Use Plan Amendment, and Zoning Amendment to change site from Public Facilities to Mixed Use and increase height limit from the 26/35 height limitation area to 55 feet with 65 feet for architectural projections. Fire Station #2 to remain at current location.	3300 Newport Boulevard and 475 32 <sup>nd</sup> Street	April 2012: amendments initiated by the City Council. Mitigated Negative Declaration prepared. January 2013: Planning Commission recommendation for approval. City Council consideration pending.	<ul style="list-style-type: none"> <li>• General Plan Amendment</li> <li>• Coastal Land Use Plan Amendment</li> <li>• Zoning Code Amendment</li> </ul>
Newport Harbor Yacht Club	Demolition of the approximately 20,500 square foot yacht club facility and construction of a new 23,163 square foot facility. The yacht club use will remain on the subject property.	720 West Bay Avenue, 800 West Bay Avenue, 711-721 West Bay Avenue, and 710-720 Balboa Boulevard	Application submitted and under review.	<ul style="list-style-type: none"> <li>• General Plan Amendment</li> <li>• Coastal Land Use Plan Amendment</li> <li>• Zoning Code Amendment</li> <li>• Planned Development Permit</li> <li>• Conditional Use Permit</li> </ul>

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Banning Ranch	Development of 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, approximately 51.4 gross acres of parklands, and approximately 252.3 gross acres of permanent open space.	Generally located north of West Coast Highway, south of 19th Street, and east of the Santa Ana River	The FEIR was certified and the project approved by the City on July 23, 2012. A coastal development permit from the California Coastal Commission is required.	<ul style="list-style-type: none"> <li>• Development Agreement</li> <li>• General Plan Amendment to the Circulation Element</li> <li>• Code Amendment</li> <li>• Pre-annexation Zone Change</li> <li>• Planned Community Development Plan</li> <li>• Master Development Plan</li> <li>• Tentative Tract Map</li> <li>• Affordable Housing Implementation Plan</li> <li>• Traffic Phasing Ordinance Traffic Study</li> </ul>
North Newport Center Planned Community	The North Newport Center PC Development Plan serves as the controlling zoning ordinance for the sub-areas identified in the Planned Community Development Plan and is authorized and intended to implement the provisions of the Newport Beach General Plan.	The North Newport Center Planned Community District is comprised of seven sub-areas that include Fashion Island and Block 600 and portions of Block 100, Block 400, Block 500, Block 800, and San Joaquin Plaza.	As of September 5, 2012, the remaining entitlement consists of 31,233 square feet (includes SF associated with 1,020 unbuilt theater seats) of retail in Fashion Island; 524 dwelling units in San Joaquin Plaza; and 288,975 square feet of office in Block 500.	<ul style="list-style-type: none"> <li>• Addendum to the General Plan Program EIR</li> </ul>
919 Bayside Dr Project	Development of 17 individual residential lots; 1 common recreational lot with possible pool and trellis structure; 2 landscape/open space lots; waterfront and dock lots.	919 Bayside Dr; southwest of Bayside Dr and Jamboree Rd	IS/MND and project approved in 2008. The CDP has been approved by the Coastal Commission. Project has not been constructed.	<ul style="list-style-type: none"> <li>• IS/MND</li> <li>• Code Amendment</li> <li>• Use Permit</li> <li>• TTM</li> <li>• CDP (CCC)</li> </ul>

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AERIE Project	Residential development including the following: (a) the demolition of the existing residential structures on the 1.4-acre site; (b) the development of 8 residential condominium units; and (c) the replacement, reconfiguration, and expansion of the existing gangway platform, pier walkway, and dock facilities on the site.	201–207 Carnation Ave and 101 Bayside Pl; southwest of Bayside Dr between Bayside Pl and Carnation Ave, Corona del Mar	Final EIR was certified and project approved by the City on July 14, 2009. Project currently in litigation. The CDP has been approved by the Coastal Commission. Project has not been constructed.	<ul style="list-style-type: none"> <li>• EIR</li> <li>• GP Amendment</li> <li>• Coastal Land Use Plan (CLUP) Amendment</li> <li>• Zone Change</li> <li>• Tract Map</li> <li>• Modification Permit</li> <li>• CDP (CCC)</li> </ul>
Coast Community College District-Newport Beach Learning Center Project	3-story, 67,000-sf learning facility	505–1533 Monrovia Ave; west of Monrovia Ave and north of the terminus of 15 <sup>th</sup> St	IS/MND and project approved August 2009. Pursuant to the City's Traffic Phasing Ordinance, a traffic study is required. The traffic study and parcel map were approved by the City on April 22, 2010. The project has been constructed and is complete.	<ul style="list-style-type: none"> <li>• IS/MND</li> <li>• Parcel Map</li> <li>• Traffic Study</li> </ul>
Hoag Memorial Hospital Presbyterian Master Plan Update Project	Reallocation of up to 225,000 sf of previously approved (but not constructed) square footage from the Lower Campus to the Upper Campus.	1 Hoag Dr; northwest of West Coast Hwy and Newport Blvd	Final EIR certified and project approved on May 13, 2008. No new development has been constructed.	<ul style="list-style-type: none"> <li>• EIR</li> <li>• GP Amendment</li> <li>• Planned Community Development Plan (PC) Text Amendment</li> <li>• Development Agreement Amendment</li> <li>• CDP (CCC)</li> </ul>
Hyatt Regency Newport Beach Expansion Project	Improvements to the existing hotel which include the addition of 88 new timeshare units; a 24,387-sf, 800-seat ballroom/meeting building; a 10,072-sf spa and new pool; and a 2-level parking garage.	1107 Jamboree Rd; northwest of Back Bay Dr and Jamboree Rd	Final EIR certified and project approved on February 24, 2009. The project has not obtained a CDP; therefore, the City's entitlements cannot be implemented.	<ul style="list-style-type: none"> <li>• EIR</li> <li>• Use Permit</li> <li>• Parcel Map</li> <li>• Modification Permit</li> <li>• Development Agreement</li> <li>• CDP (CCC)</li> </ul>

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Newport Beach City Hall and Park Development Project	Relocation of City Hall (except for the Fire Department). Construction and operation of the following: (a) an approximate 98,000-sf City Hall building, Community Room, and Council Chambers; (b) a 450-space parking structure; (c) an approximate 17,000-sf expansion of the Newport Beach Central Library; and (d) construction of a public park.	1100 Avocado Ave; between Avocado Ave and MacArthur Blvd	Final EIR certified and project approved on November 24, 2009. Project construction began in May 2010. Construction complete, with exception of park improvements. Park improvements estimated to be complete in May 2013.	<ul style="list-style-type: none"> <li>• EIR</li> <li>• Design plans</li> <li>• Exemption from Zoning Code and PC 27</li> </ul>
Santa Barbara Condominiums Project	79 condominium units totaling approximately 205,232 net sf; approximately 97,231 gross sf of subterranean parking structures for a total of 201 parking spaces on site; approximately 79,140 sf of open space and approximately 21,300 sf of recreational area.	Santa Barbara Drive west of Fashion Island	IS/MND and project approved in January 2006. The CDP has been approved by the Coastal Commission. Plan check has been submitted for building permits.	<ul style="list-style-type: none"> <li>• IS/MND</li> <li>• GP Amendment</li> <li>• CLUP Amendment</li> <li>• Code Amendment</li> <li>• Parcel Map</li> <li>• TTM</li> <li>• Modification Permit</li> <li>• CDP (CCC)</li> </ul>
Beauchamp Project	5 unit residential development	2000-2016 East Balboa Blvd ; east of East Balboa Street and L Street	Draft IS/MND was released for public review on January 12, 2010. Planning Commission recommended approval on March 4, 2010. The IS/MND and the project were approved by the City Council on May 25, 2010. The CDP has been approved by the Coastal Commission. Project has not been constructed.	<ul style="list-style-type: none"> <li>• GP Amendment</li> <li>• CLUP Amendment</li> <li>• CDP (CCC)</li> </ul>
Newport Business Plaza Project	Demolition of 2 existing connected buildings to construct a new 46,044 gross square foot business plaza.	4699 Jamboree Road and 5190 Campus Drive	The City Council approved the project on January 25, 2011.	<ul style="list-style-type: none"> <li>• GP Amendment</li> <li>• PC text amendment</li> <li>• Tentative Parcel Map</li> </ul>
Newport Marina – ETCO Development	A mixed use development consisting of 27 residential units and approximately 36,000 square feet of retail and office uses	2300 Newport Boulevard	FEIR certified in February 2006. Tentative Tract Map extended in October 2010. Building permits issued Feb 2012.	<ul style="list-style-type: none"> <li>• Site Plan Review</li> <li>• Use Permit</li> <li>• Tentative Tract Map</li> </ul>

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Marina Park Project	Development includes a public park and beach with recreational facilities; restrooms; a new Girl Scout House; a public short-term visiting vessel marina and sailing center; and a new community center with classrooms, and ancillary office space.	1600 Balboa Blvd; west of 15 <sup>th</sup> St and east of 19 <sup>th</sup> St	The Final EIR was certified and the project approved by the City on May 11, 2010. The CDP application has been approved. Construction is proposed to start mid-year 2013	<ul style="list-style-type: none"> <li>• EIR</li> <li>• General Construction Activity Storm Water Permit (NPDES) (RWQCB)</li> <li>• CDP (CCC)</li> <li>• Section 401 Certification (RWQCB)</li> <li>• 404 Permit (ACOE)</li> <li>• </li> </ul>
Mariner's Medical Arts Project	A 12,763 sq. ft. addition to an existing 17,500 sq. ft. medical office complex. The existing medical office complex was designed by Master architect Richard Neutra and is considered to be significant historical resource.	1901 Westcliff Dr	Application was withdrawn 1/22/13.	<ul style="list-style-type: none"> <li>• Planned Development Permit</li> <li>• Conditional Use Permit</li> </ul>
Megonigal Residence Project	3,566 sf, single-family residence.	2333 Pacific Dr, Corona del Mar	Final EIR and project approved on January 12, 2010. The CDP has been approved. Building permits have been issued for this project.	<ul style="list-style-type: none"> <li>• EIR</li> <li>• Modification Permit</li> </ul>
Golf Realty Tennis Club	Demolition of existing tennis and golf clubhouses to construct a new 3,735 sf tennis clubhouse and 35,000 sf golf clubhouse. Included in the project are 27 short-term visitor-serving units (bungalows); a bungalow spa/fitness area and concierge and guest meeting facilities; and five single-family residential dwelling units (villas).	1600 East Coast Hwy	The City Council approved the construction of a new 3,735 sf. tennis clubhouse, 27 hotel units with spa/fitness area and concierge and guest meeting facilities; and five single-family residential dwelling units. The project was approved by the City Council on 03/27/2012. Approved by Coastal Commission April 2013.	<ul style="list-style-type: none"> <li>• Development Agreement</li> <li>• PC Development Plan Amendment</li> <li>• TTM</li> <li>• Transfer of Development Rights</li> <li>• CDP (CCC)</li> </ul>
Newport Beach Country Club Inc	Demolition of existing golf course and clubhouse to construct of a new 51,213 sf golf clubhouse and ancillary facilities including a cart barn and bag storage.	1600 -East Coast Highway; northwest of Pacific Coast Highway and Newport Center Drive	This project was approved by the City Council on 02/28/2012. Approved by Coastal Commission December 2012.	<ul style="list-style-type: none"> <li>• General Plan Amendment</li> <li>• Planned Community (PC) Text Adoption</li> <li>• Temporary Use Permit</li> <li>• Development Agreement</li> <li>• CDP (CCC)</li> </ul>

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PRES Office Building B Project	Increase the maximum allowable entitlement by 11,544 gross sf; increase the maximum allowable entitlement in office suite B by 9,917 net sf to allow for development of a new 2-level office building over a ground-level parking structure.	4300 Von Karman Ave	An IS/MND was released for public review on May 19, 2010. The MND was certified and the project approved by the City Council on February 22, 2011.	<ul style="list-style-type: none"> <li>• GP Amendment</li> <li>• PC Text Amendment</li> <li>• Parcel Map</li> </ul>
Old Newport GPA Project	Demolition of 3 existing buildings to construct a new 25,000-sf medical office building.	328, 332, and 340 Old Newport Blvd	IS/MND and project approved on March 9, 2010. No activity.	<ul style="list-style-type: none"> <li>• Modification Permit</li> <li>• Traffic Study</li> <li>• Use Permit</li> <li>• GP Amendment</li> </ul>
Rhine Channel Contaminated Sediment Cleanup Project	Dredging of approximately 150,000 cubic yards of contaminated sediments within portions of Lower Newport Harbor, specifically from the Rhine Channel and nearby areas bayward of Marina Park, the American Legion Post and 15 <sup>th</sup> Street. Transport sediment by ocean barge for disposal and beneficial reuse within the approved Port of Long Beach Middle Harbor Redevelopment Project confined aquatic disposal facility.	In the vicinity of Marina Park, the American Legion Post, and 15 <sup>th</sup> Street	An IS/MND and conceptual project were approved by City Council on July 27, 2010. Project complete.	<ul style="list-style-type: none"> <li>• Section 404 Permit (USACE)</li> <li>• Section 10 Permit (USACE) <ul style="list-style-type: none"> <li>▪ 401 Water Quality Certification (RWQCB)</li> <li>▪ CDP (CCC)</li> </ul> </li> <li>• Dredging Lease (California State Lands Commission)</li> </ul>
Sunset Ridge Park Project	Develop the approximate 18.9-acre site with active and passive recreational uses and an access road to the park through Newport Banning Ranch.	Northwest of West Coast Hwy and Superior Ave	The Final EIR was certified and the project approved by the City on March 23, 2010. Coastal Commission has approved the project in August 2012. Construction is anticipated to begin in 2013.	<ul style="list-style-type: none"> <li>• EIR</li> <li>• Site Plan</li> <li>• CDP (CCC)</li> <li>• Streambed Alteration Agreement (CDFG)</li> <li>• Section 7 (USFWS)</li> </ul>
Koll Mixed Use Development	Development of 260 residential units	4343 Von Karman Avenue	Application submitted. No activity.	<ul style="list-style-type: none"> <li>• PC Development Plan Amendment</li> <li>• Traffic Study (TPO)</li> <li>• DA</li> <li>• Airport Land Use Commission</li> </ul>

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Uptown Newport Mixed Use Development	Development of 1,244 residential units and 11,500 sf. of commercial retail	4311 & 4321 Jamboree Rd	EIR, Tentative Tract Map, Traffic Study, and AHIP were approved by City Council on 2/26/2013. The PC Development Plan and Development Agreement were approved on 3/12/2013. Applicant is currently processing parcel map application to allow for future conveyance of parcels.	<ul style="list-style-type: none"> <li>• PC Development Plan Amendment and Adoption</li> <li>• Tentative Tract Map</li> <li>• Traffic Study (TPO)</li> <li>• AHIP</li> <li>• DA</li> <li>• Airport Land Use Commission</li> </ul>
Plaza Corona del Mar	Development of 1,750 sf new office space and six (6) detached townhomes.	3900-3928 East Coast Highway	Application approved by Planning Commission on 1/03/13. No activity.	<ul style="list-style-type: none"> <li>• Tentative Tract Map</li> <li>• MUP</li> <li>• CUP</li> <li>• Site Development Review</li> <li>• Zoning Code Amendment</li> </ul>
Mariner's Pointe	A 19,905-sf, two-story commercial building and a three-story parking structure.	200-300 West Coast Highway	An IS/MND was released for public review on April 11, 2011. The MND was certified and the project approved by the City Council on August 9, 2011. Development under construction.	<ul style="list-style-type: none"> <li>• GP Amendment</li> <li>• Code Amendment</li> <li>• CUP</li> <li>• Variance</li> <li>• Site Development Review</li> <li>• Traffic Study</li> </ul>
MacArthur at Dolphin-Striker Way	Demolition of a 7,996-sf restaurant 12,351 sf commercial retail development.	4221 Dolphin-Striker Way	MND, Transfer of Development Rights, Traffic Study, CUP, Waiver of DA, and Modification Permit were approved by City Council on October 25, 2011. PC Development Plan Amendment approved on November 22, 2011. Under construction	<ul style="list-style-type: none"> <li>• PC Development Plan Amendment</li> <li>• Transfer of Development Rights</li> <li>• Traffic Study (TPO)</li> <li>• CUP</li> <li>• Waiver of DA</li> <li>• Modification Permit</li> </ul>

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Lido Villas (DART)	Request for the demolition of an existing church and office building and legislative approvals for the development of 23 attached three-story townhome condominiums. The Planned Community would allow for site specific setbacks and an increase in the height limit up to 35 ft 4 inches and 39 ft for architectural projections.	3303 and 3355 Via Lido Generally bounded by Via Lido, Via Oporto, and Via Malaga.	Application submitted 10/24/12. MND is underway	<ul style="list-style-type: none"> <li>• General Plan Amendment</li> <li>• Coastal Land Use Plan Amendment</li> <li>• Zoning Code Amendment</li> <li>• Planned Community Development Plan</li> <li>• Tentative Tract Map</li> </ul>
AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change				